Establishing a Live/Work Task Force to develop recommendations for consideration by the Board of Supervisors as to City policy on live/work development and related issues, establishing the membership of the Task Force and method of appointment of its members, directing the Task Force to establish its rules of operation including receiving testimony from the public on issues related to live/work development and proposed recommendations, directing the Clerk of the Board of Supervisors to provide such staff support as may be necessary to comply with the Sunshine Ordinance, urging the Task Force to report back to the Board of Supervisors by May 31, 2001 and providing that the Task Force shall sunset its operations as of June 31, 2001.

WHEREAS, San Francisco Planning Code Section 102.13 defines a “Live/Work Unit” as a structure or a portion of a structure combining a residential living space for a group of persons including not more than four adults with an integrated work space principally used by one or more of the residents”; and

WHEREAS, Live/work development currently is governed by Planning Code Sections 102.13, 209.9 (f), (g) and (h), 227 (p) and (q), and 223, which generally allow live/work development as a permitted or conditional use in various RH, RM, RC, C, M and South of Market zoning districts, subject to certain limitations; and

WHEREAS, Despite several attempts to study and consider modifying live/work policies during the period from 1997 to 2000, the San Francisco Planning Commission approved approximately 3,000 live/work units; and
WHEREAS, These units were approved without imposing requirements that 10% of the
units be affordable to low-income residents, as City policy promotes for other housing
development with 10 or more units requiring conditional use authorization; and
WHEREAS, On February 12, 2001, the Board of Supervisors adopted Resolution 111-01 imposing a 6 month moratorium on the approval of further applications for permits for new
live/work developments; and
WHEREAS, It is the intention of the Board of Supervisors to work cooperatively with the
Mayor and various City departments and agencies to enact Planning Code amendments that
promote housing development to meet the needs of San Franciscans of all income levels;
now, therefore, be it
RESOLVED, That the Board of Supervisors of the City and County of San Francisco
hereby establishes a Live/Work Task Force to develop recommendations for consideration by
the Board of Supervisors as to City policy on live/work development, including but not limited
to the following issues:
1. How many applications for live/work projects are pending in the Planning
   Department, how many units of affordable and market rate housing do these
   applications represent and where would the proposed projects be built?
2. In what form should the City allow future live/work development, in order to promote
   the concept of people working out of their homes, while avoiding negative impacts
   on surrounding neighborhoods?
3. Should future live/work development be required to meet the same requirements as
   other housing development, including meeting inclusionary affordable housing
   requirements and paying the same amount of school impact development fees and
   other applicable fees?
4. Given the limited availability of land for future housing development in the City and the density of loft housing compared to other forms of housing development, should the City allow further loft housing development at all, and if so, under what circumstances?

5. Should the City allow future conversions of warehouse, "business services" or other future underutilized commercial spaces to live/work and/or loft housing uses, and if so, what types of conversion fees and/or inclusionary affordable housing requirements should be established as prerequisites to conversion?

6. How should the City enforce existing prohibitions on conversion of live/work space to office or other commercial uses and should fines for violations of such use restrictions be increased?

7. If current residents of a live/work unit are using their unit strictly as a residence rather than performing work in the unit, what penalties, if any, should there be for violating this use restriction and should conversions to residential use be allowed after payment of a conversion fee?

8. In areas where live/work is a permitted or conditional use, including buffer zones around future industrial protection zones, should the City allow other forms of housing development as permitted or conditional uses, and if so, should these housing types be granted the same lot coverage allowances as live/work?

9. In the near term, until such time as the City completes rezoning work, particularly around industrial protection zones and in Better Neighborhoods 2002 study areas, and until the City adopts a new inclusionary affordable housing policy, is it appropriate to continue approval of live/work projects?, and be it

FURTHER RESOLVED, That the Live/Work Task Force shall consist of the following representatives:

BOARD OF SUPERVISORS
SUPERVISOR AMMIANO, DALY, LENO, MAXWELL, MCGOLDRICK, PESKIN AND SANDOVAL
1. the Controller or his designee;
2. the Director of Planning or his designee;
3. the Director of the Mayor's Office of Housing or her designee;
4. the City Attorney or her designee (who shall be a non-voting member); and
5. ten (10) members of the public appointed by the Board of Supervisors as follows:
   a. three (3) representatives of neighborhood organizations, representing supervisorial districts 6, 9 and 10;
   b. a representative of a business association;
   c. a representative of organized labor;
   d. a representative of an urban planning association;
   e. a representative of an affordable housing organization;
   f. a representative of tenant organization;
   g. a representative who is an artist or represents an arts organization; and
   h. a representative who is a residential builder; and be it

FURTHER RESOLVED, That the Live/Work Task Force is hereby directed to establish its own rules of operation, including election of a chairperson and establishing a schedule for its meetings, including receiving public testimony regarding issues surrounding live/work development and any resulting Task Force recommendations; and be it

FURTHER RESOLVED, That the Clerk of the Board of Supervisors is directed to provide such staff support to the Live/Work Task Force as is necessary to publicly notice meetings of the Task Force, maintain minutes of the meetings, follow up with information requests to City departments and comply with provisions of the Sunshine Ordinance; and be it

FURTHER RESOLVED, That the Live/Work Task Force is directed to issue a report to the Board of Supervisors by May 31, 2001 and is directed to sunset its operations as of June 31, 2001; and be it

BOARD OF SUPERVISORS
SUPERVISOR AMMiano, DALY, LENO, MAXWELL, MCGOLDRICK, PESKIN AND SANDOVAL
FURTHER RESOLVED, That it is the intention of the Board of Supervisors to introduce, consider and enact any necessary amendments to the Planning Code governing live/work or similar housing development as expeditiously as allowed by state and local law.
Resolution establishing a Live/Work Task Force to develop recommendations for consideration by the Board of Supervisors as to City policy on live/work development and related issues, establishing the membership of the Task Force and method of appointment of its members, directing the Task Force to establish its rules of operation including receiving testimony from the public on issues related to live/work development and proposed recommendations, directing the Clerk of the Board of Supervisors to provide such staff support as may be necessary to comply with the Sunshine Ordinance, urging the Task Force to report back to the Board of Supervisors by May 31, 2001 and providing that the Task Force shall sunset its operations as June 31, 2001.

April 2, 2001 Board of Supervisors — SEVERED FROM FOR ADOPTION WITHOUT COMMITTEE REFERENCE AGENDA
April 2, 2001 Board of Supervisors — ADOPTED
Ayes: 6 - Ammiano, Gonzalez, Hall, Leno, Maxwell, McGoldrick
Absent: 5 - Daly, Newsom, Peskin, Sandoval, Yee
I hereby certify that the foregoing Resolution was ADOPTED on April 2, 2001 by the Board of Supervisors of the City and County of San Francisco.

Mayor Willie L. Brown Jr.

April 13, 2001

I hereby certify that the foregoing resolution, not being signed by the Mayor within the time limit as set forth in Section 3.103 of the Charter, became effective without his approval in accordance with the provision of said Section 3.103 of the Charter.

Clerk of the Board